

To date, ATXI has been unsuccessful in obtaining an easement from Ms. Lorrie Bates Britsch. Ms. Britsch owns one contiguous tract of land (with multiple tax identification numbers) along the Christian County portion of the Pawnee to Pana segment of the Project. This tract has been designated internally as A_ILRP_PP_CH_091. As summarized on Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Britsch or individuals negotiating on her behalf regarding acquisition of an easement across her property on approximately 42 occasions, including phone 16 calls, 4 voicemails, 3 letters, 14 emails, and 5 in-person visits. As of June 2015, Ms. Britsch is represented by Mr. Edward McNamara.

ATXI is uncertain what issues remain as impediments to signing an easement for this parcel, though as explained below, ATXI believes compensation, as opposed to language, is the primary hurdle. Ms. Britsch lives out-of-state and travels frequently for work. As a result, and at Ms. Britsch's request, ATXI, until recently, negotiated for acquisition primarily with Ms. Britsch's tenant farmer, Mr. Dean McWard. Dean is the son of Mr. Donald McWard, who owns a parcel located to the east of the Britsch parcel and from whom 8-509 authority is also sought in this proceeding (Tract A_ILRP_PP_CH_095). Ms. Britsch obtained counsel only recently, in June 2015, and progress has remained slow since that time.

In May 2014, ATXI sent Ms. Britsch an email packet containing easement option documents, maps, and a calculation sheet outlining ATXI's then-current offer. During that same timeframe ATXI was working with Mr. Dean McWard regarding a potential realignment of the route in the general vicinity of the Britsch parcel. Ms. Britsch indicated a desire to have that routing issue resolved prior to discussing, in depth, the terms of her easement, as she would have no longer been an affected landowner had Mr. McWard been successful in his desired realignment. The realignment in question was rather substantial and would have affected a

number of neighboring landowners. The realignment proposal, and several subsequent permutations, were ultimately abandoned due to scope and lack of unanimous landowner consent.

In August 2014, ATXI met with Dean McWard and his father Don to discuss the Project, including the Britsch property easement, for several hours. During that meeting the McWards presented updated yield information pertaining to both the Britsch and McWard parcels, again discussed a potential route modification, presented several language issues for ATXI to consider, and made a passing reference to the level of price-per-acre compensation they would like to see. ATXI has updated its offer on the Britsch parcel to incorporate revised yield information presented during the meeting. With respect to language, ATXI did not generate a Confidential Settlement Agreement (CSA) immediately following the meeting, but has in the past negotiated what is a relatively uniform CSA with the attorney recently retained by Ms. Britsch. As a result, ATXI does not anticipate language standing as a primary impediment to signing.

In March, April and May of 2015, ATXI updated its offer for this property to reflect receipt of a final plat. Ms. Britsch had difficulty obtaining some of the information that was sent to her, so ATXI resent the requested information in late May 2015. During this period Ms. Britsch represented that she was in the process of preparing a formal counteroffer, but at no point to date has provided such an offer for ATXI's review.

In June 2015, ATXI received notice that Ms. Britsch had retained counsel. In response, ATXI forwarded to her attorney the information relevant to the parcel, including an increased offer of compensation resulting from a recently-updated appraisal. No material progress has been made since. ATXI has attempted on many occasions to speak with counsel about the status

of this parcel. Despite counsel's indications that he is coordinating with all of this landowners in the area, ATXI has yet to receive a formal counteroffer or language specific to the Britsch tract.

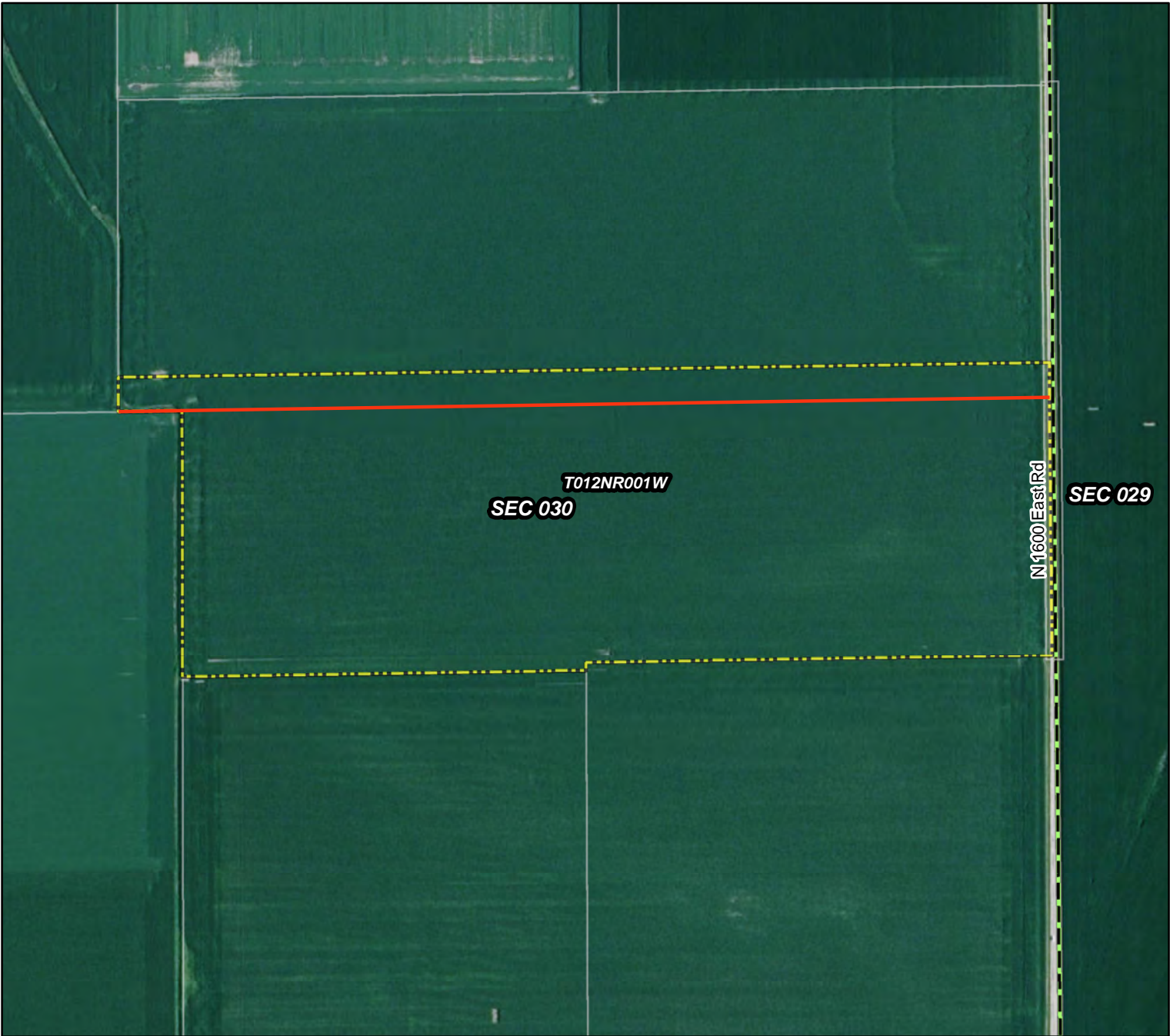
Given the pace of progress over the last year and the respective positions of the parties, voluntary negotiations are not likely to conclude in a timeframe supportive of this segment's in service date. ATXI therefore requests eminent domain authority in this proceeding.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 3/22/2015 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☐
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
14. Agent Name (Print and Sign) Howard Hought Howard Hought ☐

Tax Id: 07-19-30-400-001-00, 07-19-30-200-005-00, 07-19-30-400-002-00

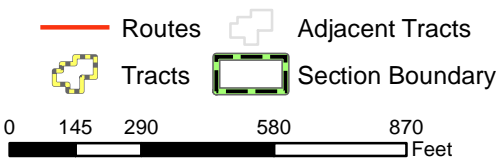


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Lorri Jeanine Bates Britsch

Tract No.:A_ILRP_PP_CH_091

Date: 9/24/2015

EXHIBIT "A"

AN 8.826 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO LORRI JEANINE BATES, RECORDED IN DOCUMENT NO. 2000R01333 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH A BRASS CAP FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1017898.74, E:2560341.92;

THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 05 MINUTES 47 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,473.25 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT II AND A TRACT OF LAND DESCRIBED IN DEED TO VIVIAN J. HEIDBREDER, RECORDED IN DOCUMENT NO. 1997R3155, D.R.C.C.I.;

THENCE NORTH 00 DEGREES 07 MINUTES 51 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 75.01 FEET TO A COMMON CORNER OF SAID TRACT II AND SAID HEIDBREDER TRACT;

THENCE SOUTH 89 DEGREES 05 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 180.70 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2, FROM WHICH AN IRON ROD WITH A CAST IRON MONUMENT FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION 30 BEARS SOUTH 00 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 2,660.65 FEET;

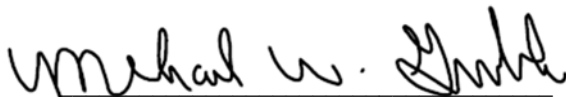
THENCE NORTH 00 DEGREES 07 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 05 MINUTES 47 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,652.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 0.40 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2;

THENCE SOUTH 00 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 384,454 SQUARE FEET OR 8.826 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/03/2015



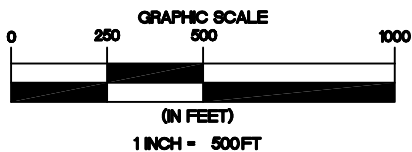
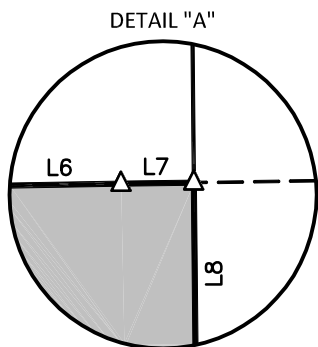
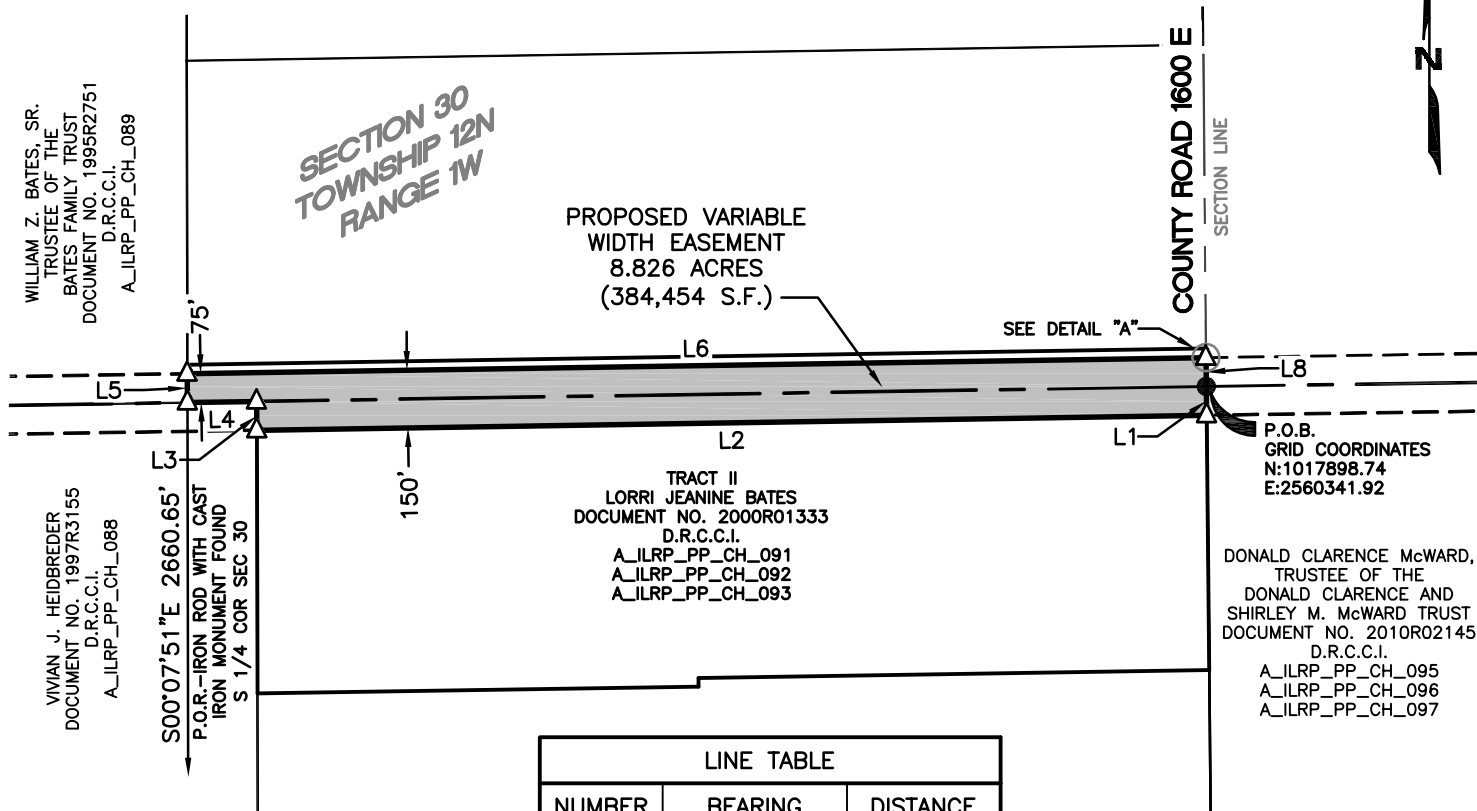


EXHIBIT "A"

ATXI Exhibit 2.3 Part G
Page 7 of 7



(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°34'10"E	75.00'
L2	S89°05'47"W	2473.25'
L3	N00°07'51"W	75.01'
L4	S89°05'47"W	180.70'
L5	N00°07'51"W	75.01'
L6	N89°05'47"E	2652.40'
L7	N89°09'25"E	0.40'
L8	S00°33'59"E	75.00'

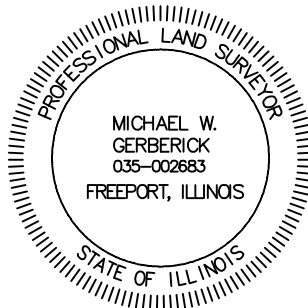
LEGEND

D.R.C.C.I.

P.O.B.
P.O.R.



DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
IRON ROD WITH A BRASS CAP FOUND
CALCULATED POINT
SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/03/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_PP_CH_091
DRAWN BY: JC



150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTION 30, TOWNSHIP 12 NORTH, RANGE 1 WEST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS